



City of Harrisonburg, Virginia

Planning Commission Meeting

September 9, 2009

7:00 p.m.

Regular Meeting
409 South Main Street

- 1) **Call to order, roll call, determination of quorum, and review/approval of minutes from the August 12, 2009 regular meeting.**

- 2) **New Business**

Special Use Permit – 1430 Red Oak Street (10-3-97(10) Recreational Use)

Public hearing to consider a request from Jamison Black Marble Wildlife Preserve for a special use permit per Section 10-3-97 (10) of the Zoning Ordinance to allow recreational and leisure time activities within the M-1, General Industrial District. The property is located at 1430 Red Oak Street and can be found on tax map 46-C-8.

Preliminary Plat – Cypress Park LLC, Subdivision (2009)

Consider a request from Cypress Park, LLC to preliminarily subdivide 32.9 +/- acres into 79 single family home lots, zoned R-1, Single Family Residential District. Variances are being requested from the Design and Construction Standards Manual Section 3.1.10.2. and from the Subdivision Ordinance Section 10-2-42 (i). The property is located at 1120 Willow Spring Road and can be found on tax map parcels 100-A-3 and 100-B-3.

Ordinance Amendment – 10-3-139(b) Ten Day Appeal Process

Public hearing to consider a request to amend section 10-3-139 (b) of the Zoning Ordinance to establish a ten day notice of violation involving temporary or seasonal commercial uses, maximum occupancy limitation of a residential dwelling unit, keeping of inoperable vehicles and junk, or similar short term, recurring violations.

- 3) **Unfinished Business**

- 4) **Public Input**

- 5) **Report of secretary and committees**

Proactive Zoning

- 6) **Other Matters**

- 7) **Adjournment**

Staff will be available Tuesday October 13, 2009 at 2:30 p.m. for those interested in going on a field trip to view the sites for the October 14, 2009 agenda.